

# **ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-07-0040

**HLC DATE:** April 23, 2007 and June 25, 2007 (postponed by request of applicant)  
July 23, 2007

**PC DATE:** October 23, 2007

**APPLICANT:** Pemberton Preservation Partnership, LLC

**HISTORIC NAME:** Parrish-Fleming House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1410 Northwood Road

**ZONING FROM:** SF-3

**TO:** SF-3-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from Single Family (SF-3) district to Single Family-Historic (SF-3-H) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 5-0 (Limbacher, Bunton, Leary and Rosato absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 9-0.

**DEPARTMENT COMMENTS:** The house is listed as contributing to the Old West Austin National Register Historic District. It is not included in the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** 11/29/2007

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Pemberton Heights Neighborhood Association

## **BASIS FOR RECOMMENDATION:**

The Parrish-Fleming House is located on a prominent corner in the Edgemont area of Pemberton Heights, and is a nice example of a Romantic-style cottage with its steeply-pitched gable and hipped roofs, arched doorway, and curved front porch roof, and is a rare example of the work of prominent Dallas architect Wilson McClure in the city.

**Architecture:** The original portion of the house is a wing-and-gable Picturesque or Romantic-styled cottage with a steeply-pitched gable roof featuring a bay window, an arched doorway, and a curved front porch; screens on the windows are notable for the number of panes. This Romantic-styled cottage evokes elements of Tudor Revival design, and was popular in the 1920s and 1930s during the height of the revivals of period styles in architecture. The Romantic-styled cottage evoked an English country house, and used more rounded surfaces and softer elements than the typical brick Tudor Revival house. The

house was rescued from demolition by the Pemberton Preservation Partnership, and rehabilitated, with the construction of an addition. The addition is stucco to match the existing house with contemporary single pane glass French doors and transoms.

**Historic Associations:** There are no building permits for this ca. 1928 house, but it is believed that it was one of the first in the Edgemont Addition, developed by M. Clyde Parrish, Sr., president of the University Bank. The first known occupants of the house were Parrish's son and daughter-in-law, M. Clyde and Linda B. Parrish, Jr. The younger Parrish worked as a clerk at his father's bank. The house was designed by prominent Dallas architect Wilson McClure, who designed many stately residences in the Highland Park area of Dallas in the 1920s and 1930s, and represents one of a very few McClure designs in Austin. The younger Parrish lived in this house until around 1930, when they moved to 1306 West Lynn Street with his parents. The house was rented out in the 1930s to an accountant for the State Auditor's Department, then later to a bank clerk. By 1939, the house had been purchased by Denver and Bess Keeney. Keeney was a mechanical engineer who then worked for the State Employment Service and the U.S. War Manpower Commission. Mrs. Frances Fleming, a music teacher who was renowned in the neighborhood for her pottery sales at the house during her residency there for the last 50 years.

**PARCEL NO.:** 01180114110000

**LEGAL DESCRIPTION** Lot 9, Block 6, Edgemont

**ANNUAL CITY TAX ABATEMENT:** \$7,208.08 (Owner Occupied); \$8,689.37 (Non-Owner Occupied)

**APPRAISED VALUE:** \$386,938

**PRESENT USE:** Vacant

**CONDITION:** Excellent

**PRESENT OWNER:** Pemberton Preservation Partnership, LLC

**DATE BUILT:** 1928

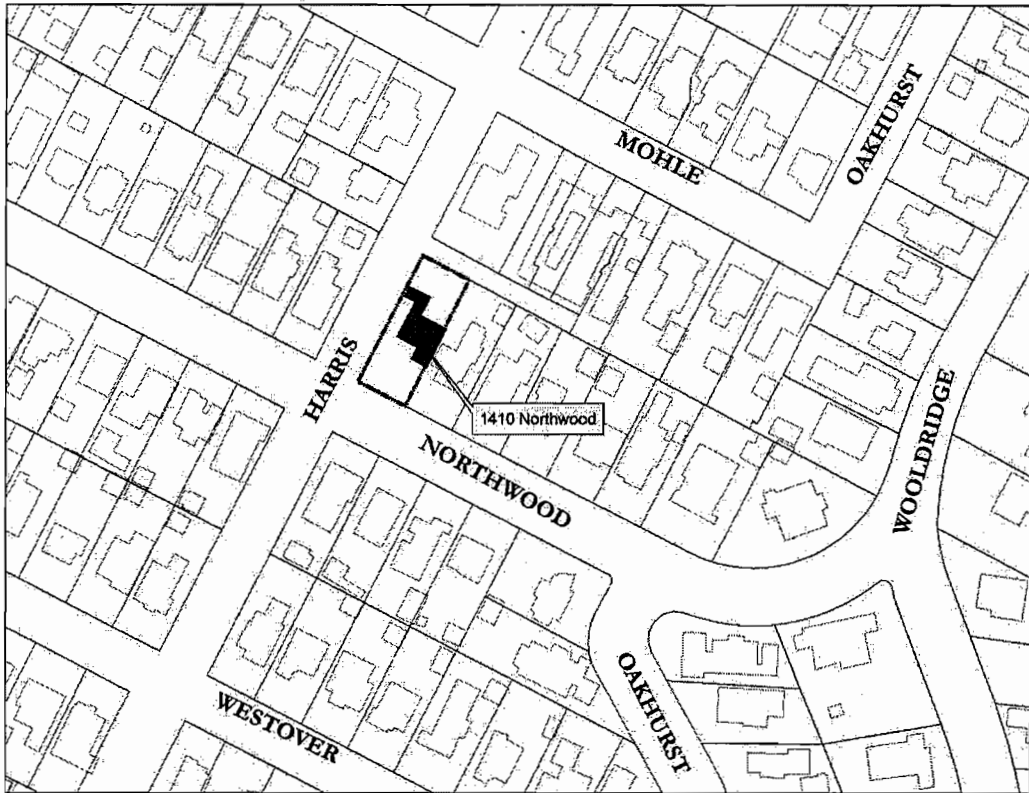
**ALTERATIONS/ADDITIONS:** Rear bedroom and addition

**ORIGINAL OWNER(S):** Linda B. and M. Clyde Parrish, Jr.

**OTHER HISTORICAL DESIGNATIONS:** None

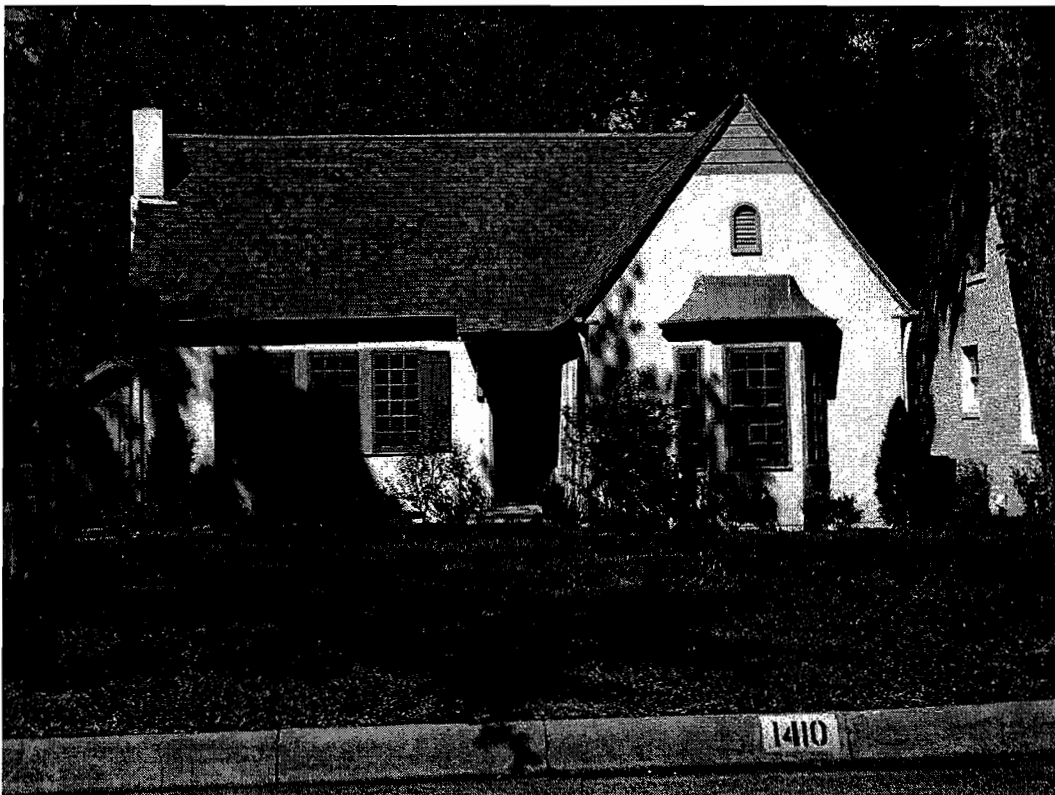
## LOCATION MAP

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## 1410 NORTHWOOD ROAD

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## **OCCUPANCY HISTORY - 1410 NORTHWOOD ROAD**

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Unless otherwise noted, the following Occupancy History is gathered from City Directories

- 1927 Deed records indicate that Lot 9, Block 6, Edgemont was purchase by Linda B. and M. Clyde Parrish, Jr. from the developer of Edgemont; M. Clyde Parrish Sr. City directories show Mr. & Mrs. M. Clyde Parrish Jr. living at 35 Enfield Road; he is listed as a bank clerk
- 1928 Although there are no records of building permits, 1928 is likely the year the house is built; Lot Register indicates a large increase in the value of the property during this year. The home may have been occupied by owners Linda B. and M. Clyde Parrish, Jr.
- 1929 Linda B. and M. Clyde Parrish, Jr.  
Bank Cashier
- 1930 NOTE: City Directories list Linda B. and M. Clyde Parrish, Jr. as living at 1306 West Lynn with Mr. & Mrs. M. Clyde Parrish, Sr.
- 1932-33 Margaret and Ray I. Phares, renters  
Accountant, State Auditor's Department
- 1935 Wilford L. and Margaret Turner, renters  
Note teller, Austin National Bank
- 1937 Wilford L. and Margaret Turner, renters  
Clerk, Austin National Bank
- NOTE: Denver and Bess Keeney are listed as living at 1909 Nueces Street. Denver listed his occupation as an air conditioning engineer. Elizabeth Keeney, also living at 1909 Nueces, was listed as a student at the University of Texas
- 1939 Denver and Bess Keeney, owners  
Clerk
- 1940 Denver and Bess Keeney, owners  
Mechanical engineer  
Also listed is Elizabeth Burke Keeney, Society Page journalist, Austin Daily Tribune
- 1942 Denver and Bess Keeney, owners  
Interviewer, State Employment Service
- 1944-45 Denver and Bess Keeney, owners  
Denver: Analyst, U.S. War Manpower Commission  
Bess: Deputy Collector, Internal Revenue Service
- 1947 Denver and Bess Keeney, owners  
Denver: Engineer, State Employment Service  
Bess: Clerk, Internal Revenue Service
- 1949 Denver and Bess Keeney, owners  
Interviewer, State Employment Commission
- 1952 Denver and Bess Keeney, owners  
Interviewer, State Employment Commission

1954 Ray E. and Kathleen Lee, owners  
Vice President, Austin Life Insurance Company (Frank Woolsey, President), 800  
Lavaca Street

NOTE: The Flemings are not listed in the directory

1958 Mrs. Frances Fleming, owner  
Widow, Joe V. Fleming  
No occupation listed

1962 Mrs. Frances Fleming, owner  
Widow, Joe V. Fleming  
Teacher, Texas School of Fine Arts

1966 Mrs. Frances Fleming, owner  
Widow, Joe V. Fleming  
Teacher, Texas School of Fine Arts

1970 Mrs. Frances Fleming, owner  
Widow, Joe V. Fleming  
Retired

## **City of Austin Historic Zoning Application Historical Narrative**

### ***1410 Northwood Rd. The Parish-Fleming House***

Prominent Austin resident Melville Clyde Parrish filed an application on March 28, 1927 to record the platting of a new Austin subdivision he named "Edgemont". M. C. Parrish was a Regent of Texas State Normal College in 1927 (now Texas State University), and was listed in the *Austin City Directory* of that year as president of University Bank. An undated monograph by Gerald Boerner at the Austin History Center, "*History of Banking in Austin*", indicates that Parrish was president of Texas Bank and Trust Co. when it was chartered on February 1, 1922. First organized April 12, 1912 as Texas Trust Co., it opened for business as a commercial bank in the Driskill Hotel lobby. On June 27, 1932, Texas Bank and Trust Co. merged with Republic Bank and Trust Co.

In 1926, M. C. Parrish was listed in the *Austin City Directory* as an officer of University Bank, which he and associates opened when he realized there were no banks in the University of Texas area. When East Texas oil was discovered in 1929, Parrish opened the First State Bank in Overton, Texas. Because of the demands of that new business (and probably the Depression) he liquidated University Bank by 1937, with its deposits and all creditors paid in full. Parrish's obituary also indicates he served as vice president of the First National Bank of Jacksonville, Texas. M. C. Parrish and his wife Goalder L. ("Goldie") lived in 1927 at 606 W. 19<sup>th</sup> St.. The Parrish's had two sons, Benjamin H. and M. Clyde Parrish, Jr. In 1927, Ben lived with his parents and was the manager of the Alamo Hotel. That year Clyde Parrish, Jr. lived with his wife, Linda Bellows at 35 Enfield Rd., and was a clerk at his father's bank.

In addition to his banking and political involvements, M. C. Parrish was very active as a developer in 1920s Austin; from the mid 20s on, his son Clyde Parrish worked with him in the development business. The deed records at the County Clerk's Office record numerous land and lot transactions for M. C. Parrish, Jr. and Sr. together and separately. They bought and sold land in communities around Austin such as Manor, and lots in Austin subdivisions including Hyde Park, Aldridge Place, University Heights, Grooms, Enfield, Glenridge, and Speedway Heights. Many of these transactions involved other prominent 1920s Austinites including R. L. Slaughter, Edward Josephs, W. T. Caswell, Harvey Penick, Walter Bremond, H. L. and David C. Gracy, E. J. Palm, Lila M. Casis, E. C. Rather, Seldon, M. H. and W. H. Reed, and the Niles Graham family.

The 31.54 acres which M. C. Parrish purchased from J. C. Bryant in March, 1926 and had surveyed by Orin E. Metcalf in May, 1926 as Edgemont Addition were originally part of the George W. Spear League. M. H. Reed and Adam R. Johnson were also investors in Parrish's Edgemont Addition. In a March 22, 1927 deed that conveyed part of Parrish's ownership in Edgemont to S. E. Hays, the land is described as "sub-divided

into a residence addition" and eight lots were specified as having already been "conveyed or contracted to be conveyed" (Vol. 401, pp. 483-486). An advertisement for the new subdivision in the March 27, 1927 Sunday real estate section of the *American Statesman* notes that 10 lots had been sold and there were "New homes now under construction." Another ad for Edgemont appeared in the May 9, 1927 edition of the Austin magazine "*Gossip*". Based on deeds reviewed, lots were offered at \$1500 in Blocks 4, 5, and 6; and \$2450.00 in Blocks 1, 2 and 3.

The original Edgemont deed restrictions required that the single homes constructed on each of the new subdivision lots, depending on the street, cost a minimum of \$6500 to \$8500 if two stories and \$5000- \$7000 if one story. On August 3, 1927, a deed recorded the July 27, 1927 purchase by Clyde Parrish and his wife Linda of Lot 6, Block 9 of Edgemont from his father, M. C. Parrish, for \$6000 on terms with a vendor's lien. This was 1410 Northwood and one of the eight lots Parrish, Sr. described in March 1927 as already "conveyed or contracted to be conveyed" (Vol. 401, pp. 483-486). The other lots so described were Lot 6, Block 1 (2705 and 2707 Wooldridge), Lot 7, Block 2 (2700 Wooldridge), Lot 14, Block 3 (2700 Oakhurst), Lot 9, Block 4 (1501 Northwood), Lot 2, Block 5 (1617 Northwood), Lots 11 (1500 Northwood) and 13, Block 6 (1504 Northwood).

A search in the 1927 *Austin Telephone Directory* provides information about the house construction dates for early lots sold in Edgemont. The first lot sold was to H. E. Wattinger in June 1926: Lot 14, Block 3. However, this lot still had a value of only \$500 in the 1928 City of Austin *Assessment Roll of Taxable Property*, indicating that no house had been built. Of the lots purchased in 1927, only J. D. Elliott (1501 Northwood) and M. C. Parrish, Jr. are shown residing in Edgemont in the November 1927 *Telephone Directory*. A review of Elliott's February 10, 1927 deed (Vol. 399, p. 114) indicates he purchased the lot for \$1500 with no improvements. Clyde Parrish's purchase price of \$6000 indicates he was buying a lot with a house either being built or already built by his father, M. C. Parrish, Sr.. It is likely that both 1410 and 1501 Northwood were under construction simultaneously as the first homes built in Edgemont.

No contracts were found for the construction of 1410, but an August 3, 2007 telephone interview with Linda Parrish Richardson, the only child of Clyde and Linda Parrish, provided information about the architect who designed the house. Mrs. Richardson was an infant when she moved into 1410 with her young parents. Clyde had recently graduated from UT Austin, where his good friend Morton Wilson McClure, Jr. received a degree in architecture in 1926. Linda Richardson said that her parents told her M. C. Parrish, Sr. asked Wilson McClure to design 1410 Northwood as perhaps his first design commission. Parrish, Sr. then asked McClure to design his new home at 1506 West Lyn, completed in 1929. Although he moved to Dallas in 1931 to start an architectural practice, McClure returned to Austin to design two subsequent Parrish family homes: 3221 Stevenson Dr. (Clyde Parrish- 1939) and 1615 Northumberland Rd. (Ben Parrish- 1951). He also designed the Read family's home next door at 1613 Northumberland.

In addition to his Austin commissions, Wilson McClure also designed at least one San Antonio residence, a "French classic home" on Olmos Dr. for Dr. Eugene Chapman and his actress wife, Dorothy Kirsten (Dallas Morning News, 8/27/51). Linda Parrish Richardson also reported that McClure designed her aunt's home in Ft. Worth. His Dallas work included numerous residential, institutional and commercial projects including the Josef Sartor Gallery (1939-40); the Yancey Building for Southwestern Fire & Casualty (1948); a remodel of the Dallas Country Club (1949); and the Grove Hill Memorial Park Administration Building (1950). An early residential commission was the Stokes Home at 1556 Stemmons, a picturesque French cottage-style residence illustrated in the Dallas Morning News in April 1932. Willis Winters, assistant director of the Dallas Parks and Recreation Department, provided the information that McClure designed very traditional homes in the 1930's (such as 3208 Shenandoah and 4618 Shadywood, Dallas) transitioning to more modern designs by the 1950's, often highlighting indigenous Texas materials (such as 4735 Chapel Hill, Dallas).

In October 1937, Wilson McClure became licensed with the first group of 81 Texas architects so honored; he held registration #72. The new State Board of Architectural Examiners selected the applications of these practitioners because of professional education and experience. They included such notable Texas architects as Bertram Ernst Giesecke, Atlee Bernard Ayres, C. H. Page, Hugo Franz Kuehne, August Watkins Harris, C. H. Page, Jr., Arthur Fehr, Preston Murdoch Geren, J. Roy Smith, Harry Ormsby, John Astin Perkins, and Harvin Cooper Moore. After a career spanning five decades, Wilson McClure died in Dallas on August 5, 1991.

Further evidence of the 1927 construction of the Parrish-Fleming House can be found in the *City Lot Register*. The 1927 *Register* (based on 1926 information) lists no lots in Edgemont or on Northwood Rd. The 1928 *Register* (based on 1927 information) lists "Edgemont, Block 6, Lot 9" owned by M. C. Parrish Jr. and wife with a value of \$1700. The adjacent lot, #10 is valued in the same *Register* at \$400; Lot 11 is valued at \$150. 1501 Northwood, where J. D. Elliott had built his house in 1927, had a 1928 *Lot Register* value of \$2100. The high value for Lot 9 (1410 Northwood) appears to indicate improvements on the property. The 1929 *Register* and those of 1930, 1931, 1933, 1934, 1935, 1936, and 1937 list Lot 9 Block 6 at a value of \$2260 and still owned by M. C. Parrish, Jr.

Another way to verify the construction of 1410 Northwood in 1927 is by referring to the City of Austin *Assessment Roll of Taxable Property*. The 1927 *Roll* lists M.C. Parrish, Jr.'s property with a land value of \$3980.00; there was no improvement value. His July 29, 1927 deed of purchase notes that 1927 property taxes will be prorated. The 1928 *Roll* lists Parrish, Jr.'s property with a land value of \$3625.00 and an improvement value of \$5220.00. Personal property associated with 1410 Northwood is listed as having a value of \$2050.00; this probably referred to household furnishings.

The 1929 *City Directory* lists Clyde and Linda Parrish living on the north side of Northwood Rd., two west of Oakhurst Ave. He was then a cashier at University Bank. M. C. Parrish, Sr. was involved in the development of Enfield and had purchased lots 23



and 24 in Enfield "C". A March 1, 1929 contract (Vol. 432 p. 310) records arrangements for the construction by W. S. Drake of his new home at 1506 West Lyn. Drake owned Drake Brothers, a large Austin lumber and homebuilding business which became Calcasieu Lumber Co. The Parrish's new residence was to cost \$25,000 and was described as "a two-story, brick-veneered shingle roof dwelling house". The Enfield column in the August 27, 1929 edition of *Gossip* noted that "a handsome brick residence is being built on West Lynn St. for Mr. and Mrs. M. C. Parrish"; and on December 12, 1929 that "Mr. and Mrs. M. C. Parrish have moved into their handsome new home on West Lynn St. It is one of the most imposing in Enfield, built of brick, and surrounded by a spacious yard."

The *City Directory* for 1930-31 notes that M. C. Parrish's business interests had expanded to include the ownership of an insurance company, M. C. Parrish & Co. at 2324 Guadalupe. He also continued as president of University Bank. The 1932-33 *City Directory* lists Parrish, Sr.'s business then at 2328 Guadalupe; the description had expanded to include "general insurance and surety bonds". He was no longer listed as president of University Bank. The Depression years brought many changes to the Parrish family. By 1930, Clyde Parrish and his wife had moved into his parents' new house at 1506 West Lyn and 1410 Northwood was rented. Parrish, Sr.'s business in the 1930s involved purchasing state warrants from Confederate pensioners and state employees. The State of Texas still issues warrants, but in the Depression years of the 1930s, the State Treasurer's Office was not able to pay immediate cash for State warrants. M. C. Parrish & Co., conveniently close to the Capitol complex, bought state employees' and vendors' warrants and gave them an immediate, but slightly reduced advance cash payment. Parrish & Co. performed the same service for Confederate Pension warrants, paying \$46.00 for a \$50.00 warrant. Parrish's bank in Overton, Texas also paid advances on Confederate Pension warrants.

Oral interviews with several Austin residents who knew the Parrish's youngest son, Ben, indicated that M. C. Parrish, Sr. went thru bankruptcy in the mid-1930s. He died suddenly, of an apparent heart attack, on October 27, 1938. M. C. Parrish's obituary, on the October 28, 1938 front pages of both the *Austin American* and the *Austin Statesman*, noted that he was a "prominent Austin financier" who had also been a member of the Texas Legislature. The obituaries noted that at the time of his death, Mr. Parrish was vice president of the First State Bank of Overton, Texas and president of M. C. Parrish & Co, an "Austin institution".

By 1931, Clyde Parrish had moved to Overton with his brother Ben to manage their father's bank. The little oil town was growing rapidly and the Parrish brothers lived there until their father's death in 1938. They then returned to Austin and Ben took over his father's business, M. C. Parrish & Co. Clyde Parrish moved to Midland, where he pursued the oil exploration business. He died in Austin on June 9, 1964. His obituary on the front page of the *Austin Statesman* mentions that he was the son of well-known Austin banker, M. C. Parrish.

After Clyde Parrish and his wife vacated the new house at 1410 Northwood in 1930, he rented it to Ray I. Phares and his wife Margaret. The 1932-33 *City Directory* lists the Phares as living on the north side of Northwood Rd., two west of Oakhurst Avenue. Mr. Phares was an accountant with the State Auditor's Department. The *Austin Telephone Directory* of November 1933 no longer lists the Phares' at 1410 Northwood. No resident can be determined for that address in 1934 in either the *City Directory* or *Austin Telephone Book*.

The 1935 *City Directory* is the first which assigns the current street number, 1410 to this house. It lists the current renters as Wilford L. Turner and wife Margaret V. His occupation is noted as a clerk at Austin National Bank. An *Austin American Statesman* article of January 8, 1962 reports his retirement from Austin National Bank, where he had served as Vice President since 1942 and a member of the Board of Directors since 1956. The article mentions that Turner first joined the bank in 1919. It also notes that he served a term on the council of the Texas Bankers Association, was a past-president of the Austin Clearing House (oversaw check clearance thru Austin banks), and that he had always been active in Austin youth work, with an emphasis on Boy Scout activities. A January 20, 1955 *Statesman* article reports that Turner had just been elected President of the Capitol Council of Boy Scouts. Turner's other community activities included the Chamber of Commerce, and directorships of the YWCA, Lighthouse for the Blind, and the Salvation Army. He also served on the Executive Board of Austin's United Fund.

Clyde Parrish sold 1410 Northwood in 1937 to Denver and Bess Keeney. During the seven years they owned the house, Mr. Keeney is progressively listed in the *City Directories* as a clerk, mechanical engineer, interviewer with the State Employment Commission, analyst with the U.S. War Manpower Commission, and an engineer with the State Employment Commission. His wife is listed in 1944-45 as a deputy collector and in 1947 as a clerk with the Internal Revenue Service. The 1940 *City Directory* also lists the Keeney's niece, Elizabeth Burke Keeney, living with Denver and Bess Keeney. Miss Keeney was listed as society editor of the *Austin Daily Tribune*.

In 1954, the Keeney's sold 1410 Northwood to Ray Eaton and Kathleen Burnett Lee. Ray E. Lee served in many positions of responsibility in Austin and on a state and national level. In 1925, he received a B.A. in Journalism from the University of Texas at Austin, where he was managing editor of *The Daily Texan*. Before entering U.T., Ray Lee worked on a newspaper in Corsicana. He began his career as a reporter with the *Austin American* and the *Austin Statesman* from 1923 to 1934. Lee was managing editor of the *Austin American* from 1934 to 1936, resigning this position to teach journalism at the University of Texas. In 1937, he left his teaching position to take the post of administrative assistant to the state director of the National Youth Administration.

In August 1938, Lee became state director of the National Emergency Council for Texas, a post he left to serve as Austin's postmaster from 1938 to 1947. An October 22, 1938 article in the *Austin Daily Tribune* recognizing Ray Lee as "Personality of the Week" noted that he was a great admirer of Congressman Lyndon Johnson, who was responsible for "getting Lee appointed postmaster". Representative Johnson placed a

condition on Lee's appointment that he "work as much at being postmaster as Johnson does as a congressman until Lee makes it the best [post office] in the south". As postmaster, Ray Lee oversaw a \$480,000 addition to the post office building and placed the Austin facility on a 24-hour working basis by allowing people to buy stamps at any hour of the day or night. Also, in 1938, he earned a Master's Degree from the University of Texas at Austin.

In 1947, Lee went to Vienna as deputy to James Garrison, assistant director of war reparations in Austria. In 1948, he was named chief of the Information Service Branch of the U. S. Army. In 1950, Lee took a post with the United States Information Agency as first secretary in charge of information services for the U. S. Embassy in Pakistan. After returning to Austin in 1954, when he purchased 1410 Northwood as his residence, Lee served as vice president and member of the board of directors of the Austin Life Insurance Co. This company became a part of National Western Life Insurance Co. in 1962, at which time he retired.

In 1963 Lee returned to the Diplomatic Service as chief of the U. S. Information Agency in Kingston, Jamaica, retiring after a three-year tour of duty. An *Austin American-Statesman* article on May 17, 1966 quotes Lee as saying his agency's purpose was to "emphasize, promote and reiterate U. S. policy in Jamaica". Lee's former career as a newspaperman was useful, as he described supplying U. S. foreign policy information to the Jamaican *Daily Gleaner* newspaper, two radio stations, and a television station. While the Lees were in Jamaica, Kathleen Lee organized a division of the Salvation Army women's auxiliary. The Lees had two sons, Ray, Jr. who worked in Austria during his father's service there, and Robert Burnett, a student at UT Austin in 1950. Ray Eaton Lee died December 26, 1983. An December 27, 1983 *Austin American-Statesman* article noted that his funeral was to be held at St. David's Episcopal Church, where he was a member. Because Lee was a past president, honorary pallbearers were members of the Austin Rotary Club.

The Lees constructed the only addition to the Parrish-Fleming House. They were granted a building permit on June 2, 1954 for a one-story, single-room addition. It was to have a concrete foundation, stucco exterior and sheetrock interior walls, a pitched roof with composition shingles, a pine floor and 8' ceiling. The estimated cost of the addition was \$1000. This addition was probably the third bedroom added to the north side of the house.

In 1957 the Lees sold 1410 Northwood to Frances Louisa Fleming. From the *City Directories* and several oral interviews conducted with one of her daughters, Jan Fleming, during January, February and March, 2007, it is known that Mrs. Fleming was the widow of a country doctor, Joe Fleming. After his early death, she moved from Elgin to Austin with her two daughters, Jan and Mary.

Francis Fleming taught piano for several years at the Texas School of Fine Arts. Her daughters also took violin lessons there. Very little information is available at the Austin History Center about this school; a 1935 school piano recital program listed an address at

2010 Wichita St. The Handbook of Texas indicates that it was established as a private fine-arts school in 1930 and was accredited by the State Department of Education. The institution offered both preparatory and college courses in music, speech, drama, and art. In 1965-66, the enrollment was 170 students, taught by 8 teachers. The Texas School of Fine Arts was dissolved voluntarily in 1973. Frances Fleming continued to teach private piano students in her home for many years. Family photos show her baby grand piano in the living room at 1410 Northwood.

Mrs. Fleming modified the original driveway at 1410 Northwood, which paralleled Harris Blvd. and entered the property on Northwood Rd. In 1960, the City built a sidewalk in the west easement of the property and she created the present curving driveway opening from Harris Boulevard. From 1971 to 2001 Francis Fleming and her daughter Jan held pottery sales twice a year at 1410 Northwood. These sales were highlights of neighborhood life in Edgemont, Pemberton Heights and Bryker Woods. They were held in the house and outside on tables in the beautiful landscape Mrs. Fleming had created around her home. Jan Fleming is an accomplished Austin potter; her kiln once stood in the storage shed behind the garage at 1410 Northwood. Frances Fleming painted the faces of the ceramic angels that were a highlight of many of the pottery sales. Family photos show these angels on the mantel and piano in the living room of 1410.

By 2001, Francis Fleming was in failing health but did not want to leave her home. As she declined, so did the condition of the house. To help with the cost of needed repairs, Mrs. Fleming sold her property on September 15, 2000 through a warranty deed with vendor's lien to her next-door neighbors, Walter and Martha Williams. Francis Fleming retained a life estate for the use of the property; she died on May 17, 2004 at 1410 Northwood at age 96.

After her death, the Williams' had plans prepared to demolish 1410 Northwood, merge their current lot with 1410, and build a new 5,000 sq. ft. residence on the double lot. They presented the plans to the board of the Pemberton Heights Neighborhood Association in the fall of 2005. That board expressed concern at the potential loss of the Parrish-Fleming House as a contributing structure in the Old West Austin National Register Historic District. The Williams' then listed the house for sale. Because the size of the lot allowed construction of two residential units, developers were interested in demolishing 1410 Northwood.

Based on the by then derelict condition of the house, Walter Williams applied for a demolition permit on October 3, 2005. This application was presented to the Historic Landmark Commission at its November 2005 monthly hearing. Representatives of Pemberton Preservation Partners stepped forward at the hearing to question the demolition permit and suggest that they would like to purchase the property from the Williams'. On December 29, 2005 the Williams' sold 1410 Northwood Rd. to Pemberton Preservation Partners. The Partners spent 2006 restoring the house, enlarging the severely deteriorated 1954 addition as a new master bedroom and bath, and enclosing the former deck as a sunroom. 1410 Northwood sold in July 2007 to the Kayser family.

Creation of Edgemont Addition and construction of 1410 Northwood Rd. reflect the growth and prosperity of 1920s Austin and the impact of the automobile on urban development and middle-class lifestyles. Lot 9 of Block 6 was one of the first two lots in Edgemont with a residence, if not the first. Because 1410 Northwood was built by Edgemont's prominent developer, and because his design choice for 1410 was an eye-catching local interpretation of the very popular 1920s Picturesque Cottage style, M. C. Parrish, Sr. certainly hoped it would visually express the characteristics he sought for his new subdivision. Perhaps he even intended 1410 Northwood as a "model house" for Edgemont since he sold the property as a residence to his son and business partner. For this reason, and through its association with Ray E. Lee, newspaperman, journalism professor, Austin postmaster, life insurance executive, and international diplomat, 1410 meets City Landmark Criteria B: the property has significant association with persons, groups, institutions, businesses, or events of historical importance that contributed to the history of the city, state or nation.

1410 Northwood also meets City Landmark Criteria A: it embodies the distinguishing characteristics of a recognized architectural style and serves as a representative example of the work of an architect who significantly contributed to the development of the city, state or nation. The house is a unique local interpretation of a Picturesque Cottage as expressed by the "L" shape floor plan, steeply-pitched gable and hipped roofs, fine proportions, varying wall heights, stepped external chimney, front bay window, round arched doorway, board-clad gable ends, and unusual front porch with curved roof. The exterior stucco walls add to its' charm and place it among the select few houses (9%) constructed with this material in the Old West Austin National Register Historic District. The Parrish-Fleming House is perhaps the precedent for prominent Texas architect Wilson McClure's 1930s traditional revival-style designs. Its' status as one of McClure's few Austin commissions sets it apart as a unique local residence.

The Parrish-Fleming House also meets City Landmark Criteria D: The property has a unique physical characteristic that represents an established and familiar visual feature of the neighborhood and contributes to the character or image of the City. It is a prime example of its period, sits on a prominent site in the neighborhood, and is a contributing building in the Old West Austin National Register Historic District. Several generations of West Austin residents have fond memories of the pottery sales held at the house during Mrs. Fleming's tenure. It is also unique in its' purchase by a group of concerned neighbors and the recognition given to the project by the *West Austin News*, the *Austin American Statesman*, the *Pemberton Journal*, and the Heritage Society of Austin *Newsletter*. For this project, Pemberton Preservation Partners will receive a Heritage Society of Austin Merit Award in November 2007. The restoration of the Parrish-Fleming House has inspired groups of neighbors to undertake similar projects in Hyde Park and Old Enfield. The neighborhood is delighted that the house has been preserved and will not be replaced by an out-of-scale, incompatible McMansion.

October 16, 2007



# ARCHITECTURALLY SIGNIFICANT HOMES

Douglas Newby & Associates

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## Architecture

[<< Home](#) [<< Architecture](#)

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### Wilson McClure, Architect

Wilson McClure had a brilliant career designing homes from the 1930s that had a Texas flair, to very formal Georgian homes in the late 1930s, to more contemporary homes in the 1950s. Regardless of the style, he designed homes with beautiful proportions and maybe was the first to design oversized living rooms and family rooms.

### 4618 Shadywood



**"A Home  
is your greatest  
Design  
Decision."**

*Douglas Newby*

Contact  
Douglas Newby

Name:

Telephone:

EMail:

Comments:

NOTE: Your information will never  
be shared with a third party.

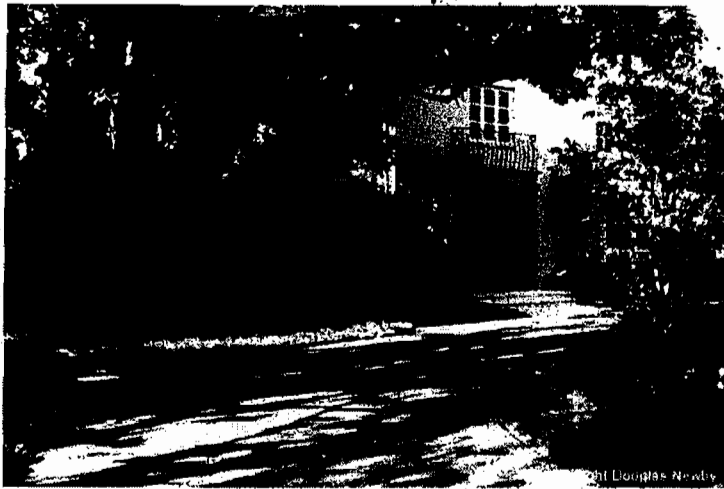
**214.522.1000**



### **3802 Shenandoah**

Wilson McClure was a prominent architect. Most of the windows were replaced to reflect the oversized panes of the dining room bay window and side great room window. The volume in the house is good, but the finishes were bad. Bruce Bernbaum and Emily Summers redesigned the house with 1940s furniture, custom designed wrought-iron railings and fireplaces with space and materials derivative of the period.

This is one of the first houses in Dallas with a great room at the back of the house that was larger than the living room. Dallas is filled with good solid 1960s built homes. This is an exquisite example of how you can not only update, but create a spectacular and exciting home.



#### 4735 Chapel Hill

Wilson McClure designed many beautiful homes in the 1940s, 1950s and 1960s. Many of these had a Georgian influence, but this home on Chapel Hill, built in 1940, is pure Texas Modern. It was designed as one of the three original homes on the east side of White Rock Lake. Wilson McClure always devoted much space to the living room, which he certainly did in this home. The living room had wide passage ways to the screened-in porch overlooking the deep ravine carved by Humbard's Branch. The diagonal beveled plank ceiling, knotty pine and standing seam metal roof were also used in the David Williams and O'Neil Ford homes built a few years earlier.





## A. APPLICATION FOR HISTORIC ZONING

### PROJECT INFORMATION:

ROW 10 10020282

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>4/5/08</u>	FILE NUMBER(S) <u>C14-2007-0040</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER <u>S. Sadowski</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>Stf</u>	ROLLBACK: YES/NO

### BASIC PROJECT DATA:

1. OWNER'S NAME: <u>PEMBERTON PRESERVATION PARTNERS</u>	
2. PROJECT NAME: <u>PARRISH-FLEMING HOUSE</u>	
3. PROJECT STREET ADDRESS (or Range): <u>1410 NORTHWOOD RD.</u>	
ZIP <u>78703</u>	COUNTY: <u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF	
(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____	CROSS STREET.

### AREA TO BE REZONED:

4. ACRES _____	(OR)	SQ.FT. <u>8,012</u>			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>RESIDENTIAL</u>	_____	<u>8,012</u>	<u>RESIDENTIAL</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <u>NO</u> )	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <u>NO</u> )	FILE NUMBER: _____
8. SUBDIVISION? (YES / <u>NO</u> )	FILE NUMBER: _____
9. SITE PLAN? (YES / <u>NO</u> )	FILE NUMBER: _____

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

<b>10a. SUBDIVISION REFERENCE:</b> Name: <u>Edgemont Addition</u>			
Block(s)	<u>6</u>	Lot(s)	<u>9</u>
Plat Book:	<u>Volume 3</u>	Page	
Number:	<u>131</u>		
<b>10b. METES AND BOUNDS</b> (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)			

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

<b>11. VOLUME:</b>	<b>PAGE:</b>	<b>TAX PARCEL I.D. NO.</b>
<u>Warranty Deed of 12/29/2005 -</u>	<u>Document # 200524355</u>	<u>118222</u>

**OTHER PROVISIONS:**

<b>12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
<b>13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT?</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<b>14. IS A TIA REQUIRED?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____
TRAFFIC SERIAL ZONE(S): _____

**OWNERSHIP TYPE:**

<b>15.</b> <input type="checkbox"/> SOLE <input type="checkbox"/> COMMUNITY PROPERTY <input checked="" type="checkbox"/> PARTNERSHIP <input type="checkbox"/> CORPORATION <input type="checkbox"/> TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet. <u>Susan &amp; David Erickson; Candace &amp; John Volz; Janice Orr; Gail Morris</u>

**OWNER INFORMATION:**

<b>16. OWNER CONTACT INFORMATION</b>	
SIGNATURE: <u>Candace M. Volz</u>	NAME: <u>Candace M. Volz</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>477-2488</u>
STREET ADDRESS: <u>1406 Preston Ave.</u>	
CITY: <u>Houston</u>	STATE: <u>TX</u>
ZIP CODE: <u>78103</u>	
EMAIL ADDRESS: <u>cmvolz@yahoo.com</u>	
<u>Susan &amp; David Erickson - 1402 Preston Ave. - 474-1094</u>	
<u>Gail Morris - 1502 Westover Rd. - 474-1760</u>	
<u>Janice Orr - 1413 Travis Heights Bl. - 383-8815</u>	
<b>AGENT INFORMATION (IF APPLICABLE):</b>	

<b>17. AGENT CONTACT INFORMATION</b>	
SIGNATURE: <u>Sarah W. Crane</u>	NAME: _____
FIRM NAME: _____	TELEPHONE NUMBER: _____
STREET ADDRESS: _____	
CITY: _____	STATE: _____
ZIP CODE: _____	
CONTACT PERSON: _____	TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____	

**DEPARTMENTAL USE ONLY:**

## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Candace M. Volz 4.2.07  
Signature Date

Candace M. Volz  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

\* Candace M. Volz 4.2.07  
Signature Date

Candace M. Volz  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

\* To make an appointment to visit & inspect  
1410 Northwood, please contact realtor:  
Paul Morris - 422-0488 cell

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, Candace M. Vally have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1410 Northwood Rd.  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Candace M. Vally  
(Applicant's signature)

4.2.07  
(Date)

*Deed Research for 1410 Northwood Rd.*

**DEED CHAIN**

**File No. A-070040**

*This is to certify that we have searched the records of Travis County in the Office of Heritage Title Company of Austin, Inc., from August 3, 1927 at 8:00 a.m. through March 15, 2007 at 8:00 a.m. as to the following described property, to-wit:*

**LEGAL DESCRIPTION**

***Lot 9, Block 6, Edgemont, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 131, of the Plat Records of Travis County, Texas.***

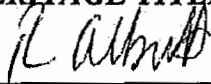
***The following described deeds to the above referenced property are as listed below:***

- 1. Warranty Deed dated July 29, 1927, recorded in Volume 405, Page 423, Deed Records of Travis County, Texas, executed by M. C. Parrish, Trustee to M. C. Parrish, Jr.***
- 2. Warranty Deed dated July 20, 1937, recorded in Volume 569, Page 17, Deed Records of Travis County, Texas, executed by M. C. Parrish, Jr., and wife, Linda B. Parrish to Denver Keeney and wife, Bess N. Keeney.***
- 3. Warranty Deed dated May 6, 1954, recorded in Volume 1454, Page 113, Deed Records of Travis County, Texas, executed by Denver Keeney and wife, Bess N. Keeney to Ray E. Lee.***
- 4. Warranty Deed dated April 1, 1957, recorded in Volume 1795, Page 532, Deed Records of Travis County, Texas, executed by Ray E. Lee and wife, Kathleen B. Lee to Frances Fleming.***
- 5. Warranty Deed dated September 15, 2000, recorded under Document No. 2000150142, Official Public Records of Travis County, Texas, executed by Frances Fleming to Walter V. Williams and wife, Martha Williams.***
- 6. Warranty Deed dated December 29, 2005, recorded under Document No. 2005241355 Official Public Records of Travis County, Texas, executed by Walter V. Williams and wife, Martha Williams to Pemberton Preservation Partners, LLC.***

***This certificate is for the use of and shall inure to the benefit of Pemberton Preservation Partners, LLC, and is issued in consideration of \$0.00 paid to Heritage Title Company of Austin, Inc., (The Company) by same to whom said sum shall be returned as***

*liquidated damages in the event of any mistake, error and or omissions herein, and by accepting this certificate, same agrees that said sum and no more shall constitute the full measure of damages against the Company. None of the information contained herein, or the absence of other information constitutes a representation to any party as to the status of the title to the subject property. If a title defect and/or encumbrance should exist which is not disclosed herein, the Company shall not be liable by reason of furnishing this certificate or for any verbal statements related thereto. The Company shall not be liable for any title defect unless a title policy is hereafter issued by its insuring against such title defect, and the applicable title policy premium paid. The company's liability shall then exist only under the terms of its policy as prescribed by the Department of Insurance and as measured and limited thereby.*

**HERITAGE TITLE COMPANY OF AUSTIN, INC.**



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**Rosie Albritton**

**Customer Service/Examiner**

## **City of Austin Historic Zoning Application**

### **1410 Northwood Rd.**

#### **Chronological List of Occupants/Residents/Tenants**

<b>Year</b>	<b>Occupant Name &amp; Occupation</b>	<b>Source</b>
1928- 1931	M. Clyde & Linda B. Parrish, owners he: cashier at University Bank	City Directories
1932- 1933	Roy I. & Margaret Phares, renters he: accountant w/ the State Auditor's Department	City Directories
1934	Vacant	City Directories
1935- 1937	Wilford L. & Margaret V. Turner, renters He: clerk at Austin National Bank	City Directories
1937- 1954	Denver & Bess Keeney, owners he: Clerk, Mechanical Engineer, Interviewer w/ State Employment Commission, Analyst w/ the U.S. War Manpower Commission, Engineer w/ the State Employment Commission; she: Deputy Collector and Clerk w/ Internal Revenue Service	City Directories
1954- 1957	Ray E. and Kathleen Lee, owners	City Directories
1957- 2004	Frances Louisa Fleming Teacher, Texas School of Fine Arts Private Piano Teacher	City Directories Interview w/ Jan Fleming,
2004- 2007	Vacant	

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 606723

BW

COUNT NUMBER: 01-1801-1411-0000

PROPERTY OWNER:

EMBERTON PRESERVATION  
ARTNERS LLC  
300 N MOPAC EXPY STE 105  
AUSTIN, TX 78759-8900

PROPERTY DESCRIPTION:

LOT 9 BLK 6 EDMONT

ACRES 0.000 MIN% .00000 TYPE

ITUS INFORMATION: 1410 NORTHWOOD RD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

EAR ENTITY  
006 AUSTIN ISD  
CITY OF AUSTIN (TRAV)  
TRAVIS COUNTY  
TRAVIS COUNTY HEALTHCARE DISTRICT  
ACC (TRAVIS)

TOTAL  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

TAXES PAID FOR YEAR 2006 \$9,771.73

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2006 EXCEPT FOR UNPAID TAXES LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/08/2007

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: Donia Herrera



October 19, 2007

Planning Commission  
Austin City Hall  
301 W. 2nd Street  
Austin, TX 78701

Re: 1410 Northwood

Dear Chairperson Sullivan and Commissioners:

We are writing to support the Historic Zoning application for 1410 Northwood (with the exception of the garage/shed). The garage/shed will require extensive work to become functional, as it is quite dilapidated including a large crack in the slab.

We purchased the home on July 31, 2007, and have lived in it since mid-August. During our short time here, we have been approached by numerous neighbors and others walking by to complement us on the house and the process that saved it from destruction. It truly is amazing how many people in this area know and appreciate the story behind the house. In addition, we have recently become familiar with the history of the property and feel even more strongly that a historic designation would be appropriate.

Sincerely,



Tony and Jackie Kayser